

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

August 21, 2000

SUBJECT:

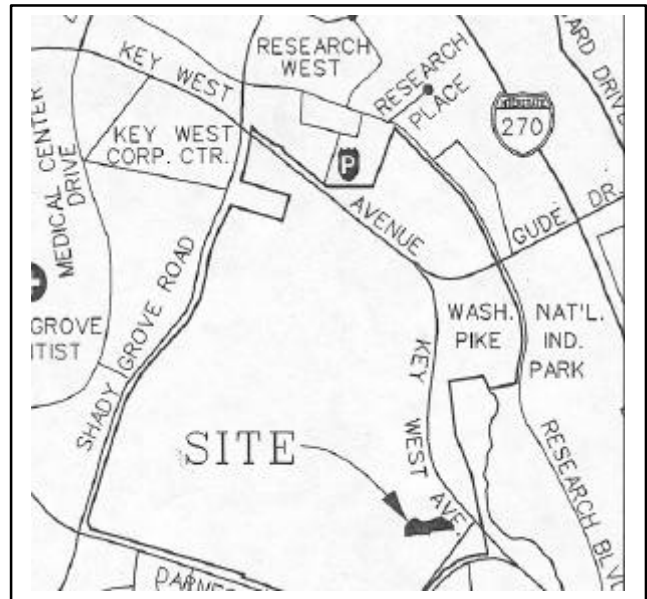
Detailed Application CPD2000-0004C for
Comprehensive Planned Development
CPD1999-0004, Fallsgrove

Applicant: Fallsgrove Associates
c/o The Cox Companies
8381 Old Courthouse Road, #160
Vienna, VA 22182

Owner: Fallsgrove Associates

Date Filed: June 8, 2000

Location: A portion of the former Thomas Farm,
near the corner of Darnestown Road
and West Montgomery Avenue,
generally described as Phase I.



Proposed Pump Station Location

REQUEST:

The applicant seeks detailed (final) approval for a pump station to facilitate development on the Fallsgrove site. This application encompasses approximately 1.23 acres generally in the area of Darnestown Road and West Montgomery Avenue.

PREVIOUS RELATED ACTIONS:

- CPD99-0004, Concept Plan Application for Comprehensive Planned Development approved by the Mayor and Council, February 22, 2000.
- CDP2000-0004A, Detailed Application for Infrastructure and Roads, Part I. Approved by the Planning Commission on July 26, 2000.

ANALYSIS:

Background

On February 22, 2000, the Mayor and Council approved CPD99-0004, authorizing development on the former Thomas Farm site, now known as Fallsgrove. The approval authorized a total of 1,530 dwelling units, 150,000 square feet of commercial retail and 950,000 square feet of office/research and development space. A Comprehensive Planned Development is implemented through the

approval of individual detailed applications for all or part of a development as required in Section 25-656 of the Zoning Ordinance. This is one of a series of detailed applications.

Property Description

Fallsgrove consists of approximately 254 acres bounded by Shady Grove Road, Darnestown Road, West Montgomery Avenue and Research Boulevard. The topography varies from rolling farmland on a majority of the site to an upland forest area near the intersection of Gude Drive and West Montgomery Avenue.

Proposal

The applicant requests detailed application approval for a pump station to facilitate development on the Fallsgrove site. The pump station will sit on approximately 1.23 acres of land in a location that



will be screened from the public right of way and future residents. The building housing the pump station will be brick with a pitched shingle type roof, keeping the building consistent with a residential character. The building encompasses approximately 600 square feet of area. The building will have doors and louvered type vent windows. The building will be approximately 14 feet tall at its highest point.

Proposed Fallsgrove Pump Station Location

maintenance. However, a black vinyl-clad chain link fence of six feet in height will surround the site. In addition, the site will be heavily landscaped. This, combined with the location on the Fallsgrove site and the topography of the surrounding area, should mitigate any potential visual impact of this pump station.

Access to the site will be provided by a 12-foot wide asphalt drive that will connect to West Montgomery Avenue. The drive will have two feet of shoulder area on both sides as well, for a combined width of 16 feet.

STAFF RECOMMENDATION:

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:
 - a. Drainage study for the site.
 - b. Provision of water house connection (WHC) to the pump station.
 - c. SWM concept and provision for pretreatment/recharge water quality on-site. Regional SWM is accommodated at Pond #2.
3. Facility area shall be fenced with a six-foot high, black vinyl-clad chain link fence. Type of black vinyl fencing shall be approved by the Department of Recreation and Parks.
4. The property must be platted and dedicated to the City of Rockville.
5. Bonds be posted and permits obtained from MDSHA, DPW and MDE.
6. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
7. All street names must be established and approved by the Planning Commission as outlined in Section 25-742(b)(7) of the Zoning Ordinance. No record plats will be accepted until street names are established by the Planning Commission.

TRANSPORTATION

Traffic

A traffic study was done as part of the Concept Plan approval, and this application is in compliance with the approved Concept Plan. Mitigation of the traffic impacts were required as part of the Concept Plan. Mitigation measures include the construction of improvements to 12 intersections, construction of a transit center, payment of \$1.6 million for Transportation Demand Management (TDM) measures, and construction of on-site roads.

This application does not trigger any traffic-related improvements.

Parking

There will be two parking spaces on the site for maintenance vehicles only. Access to the facility will be provided via a 12-foot wide asphalt road connection to West Montgomery Avenue.

Pedestrian Access and Bicycle Paths

It is the intention of the City and the Applicant that no citizens have access to this site. Therefore, there will be no pedestrian or bike access to this site. Future pedestrian paths will, however, be located near the site. Significant landscaping has been provided to mitigate any visual impact.

Transit

Although the Concept Plan shows a multi-modal transit stop as part of the retail center, there are no transit issues related to this application. Bus stops and shelters will be shown in future detailed applications to ensure the most effective placements of the facilities.

STORMWATER MANAGEMENT

A SWM concept plan is required for this application. There are very minor SWM issues related to this application, given the size of the parcel. Most of the issues are related to run-off generated by the 12-foot wide access road.

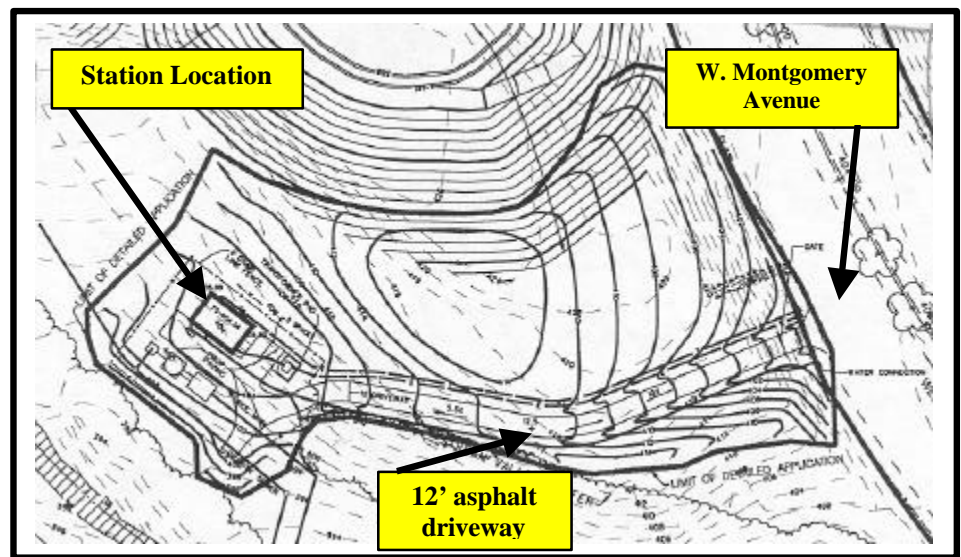
LANDSCAPING

Forest/Tree Preservation

See condition number six (6). The main comment associated with the landscaping is that the species of the trees provided should be dispersed in a more naturalistic pattern.

Equipment Screening

Existing trees, the previously mentioned fence, significant landscaping and the topography of the site will screen all of the equipment proposed with this application.



STAFF COMMENTS

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier.

NOTIFICATION

Notices were sent to approximately 1,650 residences, businesses and association presidents. Some of the subdivisions include, but were not limited to, Glenora Hills, Rockshire, the Willows, Carter Hill, Watts Branch Meadows, Cambridge Heights, Ivy Woods and Flintledge Estates.

APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

CONCLUSION

Staff believes that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of Fallsgrove. As a result, staff recommends approval of Detailed Application CPD2000-0004C for this pump station, with the conditions noted above.

Attachments